

073.0

0002

0006.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

993,600 / 993,600

USE VALUE:

993,600 / 993,600

ASSESSED:

993,600 / 993,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
86		RIDGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SWIFT ROBERT V & SARA E	
Owner 2:	
Owner 3:	

Street 1: 86 RIDGE ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: MEZER HARRY C & ELEANOR P/TRS -	
Owner 2: HARRY C MEZER TRUST -	

Street 1: 86 RIDGE ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	
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NARRATIVE DESCRIPTION	
This parcel contains .326 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 2616 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R0
o	LARGE LOT
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	2
t	Above Stree
	Street
	Gas:





































**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	14211.000	400,700	500	592,400	993,600		46239
							GIS Ref
							GIS Ref
							Insp Date
							10/09/18

PREVIOUS ASSESSMENT								Parcel ID	073.0-0002-0006.A
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2022	101	FV	400,700	500	14,211.	592,400	993,600	Year end	12/23/2021
2021	101	FV	388,700	500	14,211.	592,400	981,600	Year End Roll	12/10/2020
2020	101	FV	388,700	500	14,211.	592,400	981,600	Year End Roll	12/18/2019
2019	101	FV	288,100	0	14,211.	550,100	838,200	838,200	Year End Roll
2018	101	FV	288,100	0	14,211.	550,100	838,200	838,200	Year End Roll
2017	101	FV	288,100	0	14,211.	482,400	770,500	770,500	Year End Roll
2016	101	FV	288,100	0	14,211.	440,100	728,200	728,200	Year End
2015	101	FV	281,100	0	14,211.	389,300	670,400	670,400	Year End Roll

SALES INFORMATION								TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
MEZER HARRY C &	77413-321	1	4/2/2021		1,100,000	No	No				
MEZER HARRY C &	71187-269	1	6/21/2018	Convenience	1	No	No				
	13440-675		5/1/1978		56,000	No	No	Y			

BUILDING PERMITS								ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By
3/28/2017	327	Redo Bat	15,000	C				replace tub with s	6/23/2021	SQ Mailed	MM Mary M
									10/9/2018	MEAS&NOTICE	BS Barbara S
									3/31/2009	Meas/Inspect	345 PATRIOT
									4/17/2000	Inspected	264 PATRIOT
									11/3/1999	Mailer Sent	
									10/13/1999	Measured	243 PATRIOT
									12/1/1981		CM

Sign: VERIFICATION OF VISIT NOT DATA											
/	/	/	/	/	/	/	/	/	/	/	/

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14211	Sq. Ft.	Site			0	70.	0.60	12								592,435						592,400		

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath: 1	Rating: Good	PDAS BMT IN LEDGE. OF=2ND SINK IN MBATH.									
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth	Rating:										
			%	1/2 Bath: 1	Rating: Average	A HBth:	Rating:										
				OthrFix: 1	Rating: Average												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average	A Kits:	Rating:										
Color: BEIGE				Fpl: 1	Rating: Average	WSFlue:	Rating:										
View / Desir:				<b>CONDOS INFORMATION</b>													
GENERAL INFORMATION																	
Grade: C - Average																	
Year Blt: 1949	Eff Yr Blt:																
Alt LUC:	Alt %:																
Jurisdct:	Fact: .																
Const Mod:																	
Lump Sum Adj:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD	Phys Cond: GD - Good	18.	%	Functional:				Exterior:	No Unit	RMS	BRS	FL	1	8	4	M	
Prim Int Wal 2 - Plaster				Economic:				Interior:									
Sec Int Wall: 1 - Drywall	50 %				Special:				Additions:								
Partition: T - Typical				Override:				Kitchen:									
Prim Floors: 3 - Hardwood				Total: 18.6 %			Baths:										
Sec Floors: 4 - Carpet	40 %							Plumbing:									
Bsmnt Flr: 12 - Concrete							Electric:										
Subfloor:							Heating:										
Bsmnt Gar: 1							General:										
Electric: 3 - Typical							Totals				1	8	4				
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 1 - Forced H/Air																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: Yes																
% Com Wal	% Sprinkled																
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	Color:
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b> 073-0-0002-0006.A					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
22	Wood Deck	D	Y	1	4x8	A	AV	2015	16.00	T	5	101			500		500
2	Frame Shed	D	Y	1	4x5	A	AV	1970	0.00	T	39.2	101					
More: N	Total Yard Items:	500	Total Special Features:						Total:						500		
<b>SKETCH</b>																	
<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>													
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
FFL	First Floor	1,329	134.760	179,100													
SFL	Second Floor	1,287	134.760	173,440													
BMT	Basement	789	40.430	31,898													
OFF	Open Porch	108	31.330	3,384													
Net Sketched Area: 3,513				Total: 387,822													
Size Ad	2616	Gross Area	3513	FinArea	2616												
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	